

KINGS CREEK VILLAGE ASSOCIATION

8333 S.W. 81st Avenue \* Miami, Florida 33143-6658

Email: [kcvoffice@kcvmiami.com](mailto:kcvoffice@kcvmiami.com) Phone: [\(305\) 279-2101](tel:(305)279-2101)

**Jul - Sep 2025**

# THE KINGS PAGE

it's getting  
**BETTER**  
all the time



if you live in

**KINGS CREEK VILLAGE**

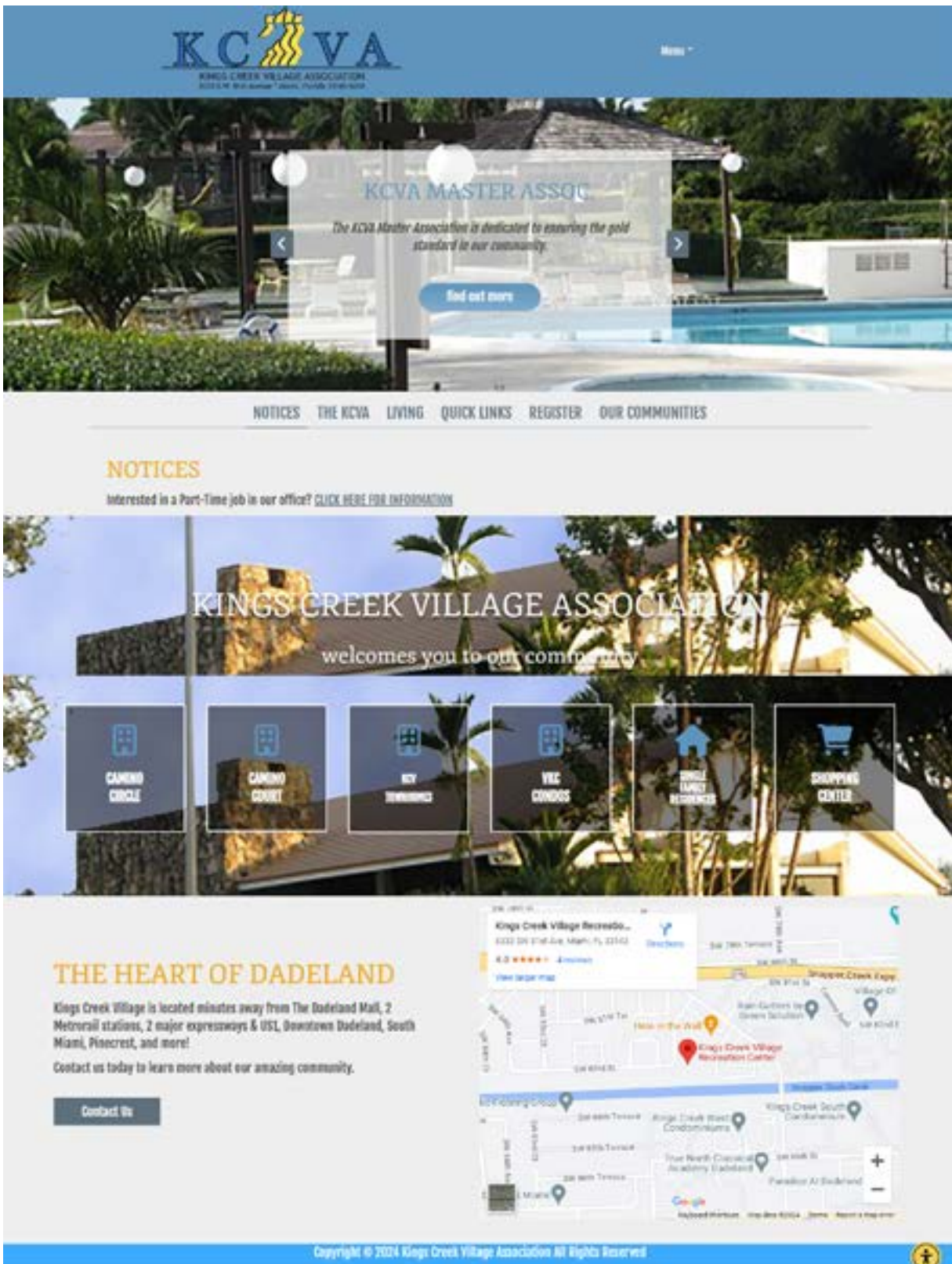
**GET REGISTERED ON**

**KCVAMIAMI.ORG**

- it's the best way to receive important notifications
- helps our community connection
  - reduce paper & ink waste
  - because WE CAN
- it's the 21st century, hello!

Our website is ready for you to discover! Just visit:

# KCVAMIAMI.ORG



To get you started, here are links to:

- the [GENERAL REQUEST FORM](#)
- the [KCV DIRECTORY RECOMMENDATION FORM](#)

Our new website has been painstakingly designed and developed with purpose. Our goal is to provide a public brochure that shines bright light on the value of ownership in our community. We hope to maintain and improve the real value of your property, and continue to attract potential buyers looking for a quality development that is safe, secure, and conveniently located to all the best destinations available in South Florida.

The website will always be a work in progress, and we encourage you to explore, parse, and comment on everything you love, like, and loathe about it. This is our online persona, and it should present our best features attractively, and represent our best standards of quality living accurately.

We have added several features, including:

- interactive pdf forms you can download to submit comments, architectural applications, facility rentals, etc., automatically through your email
- a customized and KCV-exclusive local directory of businesses, destinations, and activities that YOU can add your recommendations to
- complete and current community information for the Master Association and all the Sub-Associations
- interactive maps to showcase our superior location, and allow easy-to-follow directions for potential buyers to find us
- a Community Events calendar
- a Miami-Dade Public Schools calendar
- easy to find information for Estoppel letters, Community Rules & Regulations, and so much more!

We hope you will agree, Kings Creek Village living is ***getting better all the time!***

# Board Of Directors

Pablo Perez-Arias (Single Family Homes), President

Phil Seipp (Camino Circle), Vice President

Mireya Villaverde (VKC), Treasurer

Jessica Muniz (Camino Court), Director

Lillian Bean (VKC), Director

Lourdes Corona (VKC), Director

Marelu Essig (Townhouses), Director

Pilar Moore (Shopping Center), Director

Martha Hernandez (Townhouses), Director



## **KCVA GOALS**

- Keep the village safe.
- Comply with the Rules & Regulations.
- Respond to requests and complaints in a timely manner.
- Improve communication within our community.
- Maintain an appealing standard to the neighborhood.

## **REMINDERS**

- Lock your house.
- Lock your car.
- Close garage door.
- Drive safe.
- Use the leash while walking your dog.
- Do not park in the grass, or block a sidewalk, or the traffic in the street.





# KCVA ID CARD - Requested at all facilities

**Do you have your ID card?** If you still don't have yours, now is the time to make an appointment. Kings Creek Village Association and its Sub-Associations require a valid KCVA ID card for use at all recreational and pool facilities. To make an appointment, call the KCVA Management Office:

Phone: (305) 279-2101, Mon.-Fri.  
By appointment only until further notice.

KCVA Management Office is located at:  
8333 SW 81st Avenue  
Miami, FL 33143



**Please remember that our facilities are waiting for you, including our spectacular Clubhouse. Take care of them and have fun.**



## SECURITY GUARD

They are scheduled to be on watch on the property Monday-Friday 4:00 pm until 4:00 am, a total of 12 hours; and on Weekends we will have security 24 hours a day.

To reach a guard call: [\(305\) 733- 7467](tel:3057337467).

In an emergency always dial [911](tel:911). Non-emergency police number is [\(305\) 476-5423](tel:3054765423). Be sure to tell the operator that you live in Kings Creek Village because that will help in locating your residence.



## SAFETY:

- Do not leave packages, money, or valuable items in plain sight in your car.
- Be aware of your surroundings, and be especially careful at ATMs.
- Allow extra time to get to where you are going.
- Lock your doors.

## Watch Orders

The Kings Creek Village Association reminds you that when you going out of town, arrangements should be made to secure your residence. Make sure that the newspaper delivery has been suspended and the postal service will hold your mail (when necessary).

The Kings Creek Village Association can also put a “watch” on your residence. Police officers will be advised that you are away and keep an additional alertness on your property. Watch orders, must be requested in writing, we need your name, telephone number in case of emergency and the day you will be returning.

## No Soliciting

Please advise solicitors that they are not permitted to distribute flyers in Kings Creek. Don't open your door to strangers. Contact the KCVA Miami Office, 305-279-2101 to report incidents.

## Lost and Found

If you **find** something, you can come to the KCVA Miami Office (which is in the first floor of the Community Building), and give it to us. Usually we keep the found items at least for one month. If you **lost** something, you can come to the KCVA Miami Office, and ask if we have your lost item.

## Pet owners

Please clean up after your pets on the common areas. Pick up your animals waste & dispose of it properly in a plastic bag. Be considerate of your neighbors and do not leave your pet go on private property.

# KINGS CREEK VILLAGE RESIDENTS

Come and enjoy many of the Kings Creek Recreational Amenities!



Come and soak some rays at our swimming pool. A perfect place to cool down after those hot Sunshine state days.

Work up a sweat at our Tennis, Racquet or Basketball Courts, and with our newly renovated lights you can continue to play even after the sun goes down.



With two playgrounds kids of all ages can join in on the fun, while mom and dad relax.





## *The Jewel of Kings Creek Village*



Please [CALL THE KCVA Office](#) or visit: [THE CLUBHOUSE](#) online for pricing or any other inquiries.



# SOLID WASTE MANAGEMENT

## Illegal Dumping

Illegal dumping is a serious crime that can harm our environment and make our neighborhoods look bad. Don't try to confront an illegal dumper. Instead, write down details of the incident if you witness it, such as a description of the vehicle, vehicle markings or a license tag number.

To report an illegal dumping site on public or private property:

- Report it online at: <http://www.miamidade.gov/311direct/#!/greetings>
- Call 3-1-1
- Residents of Miami-Dade County are able to report neighborhood problems and code violations using 311Direct, a mobile application. 311Direct can be downloaded for free in the iTunes store for Apple users or in the Google Play store for Android users.

You can watch a video here: <https://youtu.be/OjMCe2nq6MY>

If you witness an illegal dumping incident in progress, call 911.

## Avoid illegal dumping

Dumping things like tires, debris, old furniture and hazardous materials not only harms the environment and lowers property values, but results in millions of dollars spent on enforcement and cleanup costs.

If Miami-Dade County provides waste service to your residence, consider your options instead of dumping materials illegally:

- Request a Bulky Waste Pickup
- Deliver your items to a Trash & Recycling Center
- Visit a Home Chemical Collection Center

Private contractors can pay a per-ton disposal fee to have materials delivered to Miami-Dade County sites.

Read the Illegal Dumping brochure(s):

English	Espanol	Kreyol
<a href="http://www.miamidade.gov/solidwaste/library/brochures/illegal-dumping-english.pdf">http://www.miamidade.gov/solidwaste/library/brochures/illegal-dumping-english.pdf</a>	<a href="http://www.miamidade.gov/solidwaste/library/brochures/illegal-dumping-spanish.pdf">http://www.miamidade.gov/solidwaste/library/brochures/illegal-dumping-spanish.pdf</a>	<a href="http://www.miamidade.gov/solidwaste/library/brochures/illegal-dumping-kreyol.pdf">http://www.miamidade.gov/solidwaste/library/brochures/illegal-dumping-kreyol.pdf</a>

**ILLEGAL DUMPING  
IS NOT A VICTIMLESS CRIME**  
IT'S A SERIOUS ENVIRONMENTAL CRIME THAT IMPACTS THE QUALITY OF LIFE IN YOUR COMMUNITY





# Grass Clippings:

Bag them or  
recycle them...  
just don't blow  
them away!

---



For more information about this topic  
or other Public Works and Waste  
Management Department topics,  
visit our website at:  
[www.miamidade.gov/publicworks](http://www.miamidade.gov/publicworks)  
or call 3-1-1.

# The Summer Season

School's out for the kids and the sun is shining brightly on all of us.

We are attaching the Miami-Dade County Public School calendar to inform you of the coming school year.



## MIAMI-DADE COUNTY PUBLIC SCHOOLS

### 2025-2026 SCHOOL CALENDAR ELEMENTARY AND SECONDARY

JULY 2025				
M	T	W	T	F
	1	2	3	<del>4</del>
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

AUGUST 2025				
M	T	W	T	F
<del>1</del>	<del>2</del>	<del>3</del>	<del>4</del>	1
4	5	6	7	8
(11)	(12)	(13)	14	15
18	19	20	21	22
25	26	27	28	29

SEPTEMBER 2025				
M	T	W	T	F
<del>1</del>	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	(23)	24	25	26
29	30			

OCTOBER 2025				
M	T	W	T	F
		1	(2)	3
6	7	8	9	10
13	14	15	16	17
(20)	21	22	23	24
27	28	29	30	31

NOVEMBER 2025				
M	T	W	T	F
(3)	4	5	6	7
10	<del>11</del>	12	13	14
17	18	19	20	21
<del>24</del>	<del>25</del>	<del>26</del>	(27)	28

DECEMBER 2025				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
<del>22</del>	<del>23</del>	<del>24</del>	<del>25</del>	<del>26</del>
<del>29</del>	<del>30</del>	<del>31</del>		

JANUARY 2026				
M	T	W	T	F
			<del>1</del>	<del>2</del>
5	6	7	8	9
12	13	14	15	(16) <sup>a</sup>
<del>19</del>	(20)	21	22	23
26	27	28	29	30

FEBRUARY 2026				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
<del>16</del>	17	18	19	20
23	24	25	26	27

MARCH 2026				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	(20) <sup>a</sup>
<del>23</del>	<del>24</del>	<del>25</del>	<del>26</del>	<del>27</del>
30	31			

APRIL 2026				
M	T	W	T	F
		1	2	(3) <sup>a</sup>
<del>6</del>	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

MAY 2026				
M	T	W	T	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
<del>25</del>	26	27	28	29

JUNE 2026				
M	T	W	T	F
1	2	3	4	(5)
<sup>o</sup> 8	<sup>o</sup> 9	10	11	12
15	16	17	18	<del>19</del>
22	23	24	25	26
29	30			

	New Teachers Report
	Teacher Planning Day
	District-wide Professional Learning Day
	Teacher Planning Day available to opt
	Recess Day (10 and 11.5 month)

	Recess Day
	Beg/End of Grading Period
	Legal Holiday
	Legal Holiday (12 month)
	Available to opt

DAYS IN GRADING PERIOD	
1 - 44	
2 - 47	
3 - 46	
4 - 43	

180 Days Total

For information on employee opt days, please refer to the back of calendar.





Patriot Day is a day the US remembers the terrorist attacks on September 11, 2001. This day is commonly referred to as 9-11 (Nine-Eleven). It is believed that 2,977 people died in the attacks. President George W. Bush proclaimed September 11th Patriot Day in 2002.



## Patriot Day (Sept 11) Facts

On September 11th, US Flags should be flown at half mast - both on US soil and abroad. A moment of silence is held at 8:46 a.m. (EST) across the nation - commemorating the time the first plane struck the North Tower of the World Trade Center on September 11, 2001. The National September 11 Memorial and Museum takes up over half of the destroyed World Trade Center site. It contains bronze parapets inscribed with the names of those killed on September 11, 2001 and those killed in the 1993 World Trade Center attack. Cleaning up Ground Zero, as the World Trade Center was renamed, took 18 months and 19 days, and was completed in May of 2002. The Twin Towers of the World Trade Center were once the tallest buildings in the world, and contained enough concrete to build a sidewalk from New York City to Washington D.C.



# BEFORE Hurricane Season

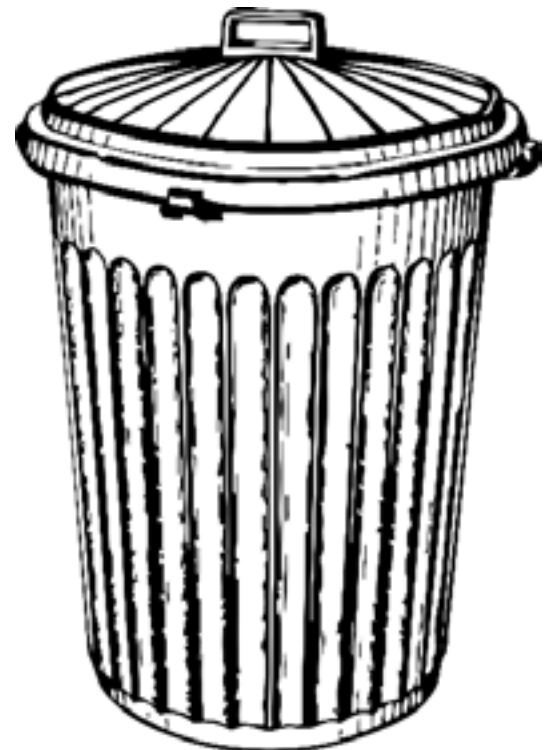
*Some preventive maintenance can be done that will go a long way toward protecting property and reducing waste generated during hurricane season if Florida is hit by a storm.*

- *Cut back all trees and branches that contact buildings.*
- *Thin out foliage and trees so wind can flow through the branches, decreasing the chances of uprooting during heavy winds.*
- *Place tree trimmings at the curb following the normal rules for yard trash on your scheduled pickup day. (Brush is limited to MAX 4 ft. in length and 4 inches in diameter. Bag up leaves and grass—or leave on lawn for “grass cycling”.)*
- *Clear your yard of any items that could become airborne and cause further damage, such as old lumber, lawn furniture, toys, etc. Place them at the curb on your regular “bulky waste” day for pick-up.*

## 13 NEIGHBORHOOD TRASH AND RECYCLING CENTERS

*Open daily from 7 a.m. to 5:30 p.m.*

- *North Dade: 21500 NW 47 Ave.*
- *Golden Glades: 140 NW 160 St.*
- *Palm Springs North: 7870 NW 178 St.*
- *West Little River: 1830 NW 79 St.*
- *Snapper Creek: 2200 SW 117 Ave.*
- *Sunset Kendall: 8000 SW 107 Ave.*
- *Richmond Heights: 14050 Boggs Dr.*
- *Chapman Field: 13600 SW 60 Ave.*
- *Eureka Drive: 9401 SW 184 St.*
- *West Perrine: 16651 SW 107 Ave.*
- *South Miami Heights: 20800 SW 117 Ct.*
- *Moody Drive: 12970 SW 268 St.*



## Hurricane Watches and Warnings



- **Tropical Storm Watch**  
Tropical storm conditions are possible, usually within 48 hours.
- **Tropical Storm Warnings**  
Tropical storm conditions are expected, usually within 36 hours.
- **Hurricane Watch**  
Hurricane conditions are possible, usually within 48 hours.
- **Hurricane Warnings**  
Hurricane conditions are expected, usually within 36 hours.
- **Tropical Storm**  
Sustained winds of 39 to 73 mph
- **Hurricane**  
Sustained winds of 74 mph or higher



### Saffir-Simpson Hurricane Wind Scale

- Category 1: 74-95 mph
- Category 2: 96-110 mph
- Category 3: 111-129 mph
- Category 4: 130-156 mph
- Category 5: 157 mph or higher